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September 30, 2009
PMX No. 247-4575-005

Dave Smith, City of Olympia
Dale Severson, WSDOT

Re: Wheeler Site SEPA MDNS #31 Concurrence

Dear Dale and Dave:

The purpose of this letter is to document and receive concurrence from the City of Olympia and WSDOT that the Wheeler Site SEPA condition #31 has been met. The condition calls for augmenting the original Traffic Impact Analysis (TIA) from March 2008 with a traffic sensitivity analysis of the street improvements proposed for Jefferson Street, 14th Avenue, and the site access points.

SEPA MDNS Condition #31

Condition #31 reads as follows:

“Traffic Impact Analysis – The Applicant shall augment the TIA, during the design phase and in consultation with the Department of Transportation and the City of Olympia. The Applicant shall use a traffic simulation program to model and perform a sensitivity analysis for site AM and PM peak hour traffic volumes. These trips will be obtained using the average rates from the *ITE Trip Generation Manual* adjusted to account for real data based on the actual proposed occupants and activities of the Wheeler site. This data will be derived from current implementation of alternative transportation practices, such as flexible work schedules, carpools, vanpools and other trips saving measures consistent with industry practices that adjust AM and PM peak hour trips. This analysis shall evaluate the impact on the proposed 14th and Jefferson roundabout, as well as all site access points. The results of the sensitivity analysis shall be reviewed by the Department of Transportation and the City of Olympia for concurrence. If modifications to the design are needed, the Applicant shall modify the roundabout design and the site access points as determined by the Department of Transportation and the City of Olympia to meet these peak hour conditions.”

Since the original TIA, the project size has decreased significantly. This reduction in employees and square footage significantly reduces the number of trips generated by the site. In order to meet the condition, a scoping meeting was held with the City and WSDOT, the TIA was then augmented to reflect the current site configuration and address items requested by the City and WSDOT, and was then sent to the City and WSDOT for review. After a few iterations of the augmented TIA, a meeting was held with the City and WSDOT for final review of the augmented TIA. The public was also invited to this meeting and the augmented TIA was gone through in detail and questions were taken from the public. Attached is the final augmented TIA that was submitted to the City and WSDOT in August, 2009.

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For project documentation, concurrence of SEPA condition #31 is requested from the City of Olympia and WSDOT. Please sign below and return a copy of the signed letter once you have completed your final review.

Dave Smith, City of Olympia

Date



Dale Severson, WSDOT

10/30/09

Date

Please feel free to contact me with any questions or concerns.


Justin Jones
Parametrix

CC; Cindy Edens, WR&C